

MEMORANDUM

September 6, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 9/18/73

Petition No. Z-2879
Irma Pagliuca
50-54 Cooper Street, Bostn

Petitioner seeks a forbidden use and a variance for a change of occupancy from four apartments and two stores to ten apartments in a general business (B-2) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet at least one half the requirement for open space is forbidden in a B-2 district.		
Section 17-1. Open space is insufficient.	100 sf/du	0

The property, located on Cooper Street at the intersection of Stillman Place, contains a five story structure. Subdivision of all existing apartments would be inconsistent with this family oriented neighborhood. A reduction to eight units with the second and third floors remaining as full large apartments suitable for family occupancy and provisions for off-street parking would be more appropriate. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2879, brought by Irma Pagliuca, 50-54 Cooper Street, Boston, for a forbidden use and a variance for a change of occupancy from four apartments and two stores to ten apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends denial as submitted. Subdivision of all existing apartments would be inconsistent with this family oriented neighborhood. A reduction to eight units with the second and third floors remaining as full large apartments suitable for family occupancy and provisions for off-street parking would be more appropriate.



Z-2879
50-52 COOPER ST.
(B.P.)

Board of Appeal Referrals 9/6/73

Hearing Date: 9/25/73

Petition No. Z-2884
Harvard University
33 Harvard Way, Allston

Petitioner seeks a conditional use to erect a two story and basement structure in an apartment (H-1) district. The proposal violates the code as follows:

Section 8-6. Extension of an existing conditional use requires a Board of Appeal hearing.

The property, located at the intersection of North Harvard Street, contains the Harvard Business School complex. Proposed structure (Cumnock Hall) will provide classroom and office space, a health clinic and athletic facilities. Additional students will not be generated nor existing parking facilities eliminated.
Recommend approval.

VOTED: That in connection with Petition No. Z-2884, brought by Harvard University, 33 Harvard Way, Allston, for a conditional use to erect a two-story and basement structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal will not generate additional students nor eliminate existing parking facilities.

Board of Appeal Referrals 9/6/73

Hearing Date: 10/2/73

Petition No. Z-2890

Nicholas Moulis

94 Orchard Street, Jamaica Plain

Petitioner seeks a forbidden use and a variance for a change of occupancy from a two to a three family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families is forbidden in an S-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	4000 sf/du	1097 sf/du

The property, located on Orchard Street near the intersection of Pond Street, contains a 2½ story frame structure. One and two family residences prevail in this neighborhood. Introduction of higher density would set an undesirable precedent. Site does not support sufficient off-street parking.
Recommend denial.

VOTED: That in connection with Petition No. Z-2890, brought by Nicholas Moulis, 94 Orchard Street, Jamaica Plain, for a forbidden use and a variance for a change of occupancy from a two to a three family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. One and two family residences prevail in this neighborhood. Introduction of higher density would set an undesirable precedent. Site does not support sufficient off-street parking.

Z-2890

94 ORCHARD ST.
(J.P.)



Board of Appeal Referrals 9/6/73

Hearing Date: 9/11/73

Petition No. Z-2892

Tileston & Hollingsworth Paper Company
869 River Street, Hyde Park

Petitioner seeks a forbidden use and a conditional use for a change of occupancy from a gasoline station to a gasoline station, office and sale of used cars in a local business (L-.5) district. The proposal violates the code as follows:

Section 8-7. The outdoor sale, display of used cars is forbidden in an L-.5 district.

Section 8-6. A change in a conditional use requires a Board of Appeal hearing.

The property, located on River Street near the intersection of Wood Avenue, contains a gas service station. Four used cars would be offered for sale. The facility is surrounded on three sides by non-residential uses. Staff recommends conformance with Board of Appeal service station guidelines and erection of a fence at the rear as a screen from residential area. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2892, brought by Tileston & Hollingsworth Paper Company, 869 River Street, Hyde Park, for a forbidden use and a conditional use for a change of occupancy from a gas station to a gas station, office and sale of used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that the facility conforms with Board of Appeal service station guidelines and that a fence is erected at the rear as a screen from residential area.

Z-2892
869 RIVER ST.
(H.P.)



Board of Appeal Referrals 9/6/73

Hearing Date: 9/11/73

Petition No. Z-2903
Pappas Dev.Co.
William T. Viettar
55 Water Street, Charlestown

Petitioner seeks a conditional use and a variance to erect a one-story structure for truck repair, storage, garage and office in a waterfront (W-2) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Office, storage of vehicles and repair shop garage are conditional in a W-2 district.		
Section 20-1. Rear yard is insufficient.	12 ft.	0

The property is located on the Charlestown waterfront just to the right of the Naval Base entrance. It would be adjacent to and on the main exit route from the proposed Constitution National Park. Proposed truck repair and storage facility, 360 ft. x 84 ft., does not meet the requirements for conditional use approval: the site is inappropriate; the facility would have an adverse affect on the proposed Historical Park; additional heavy commercial trucking would create a serious hazard to visitors and vehicular traffic. Recommend denial.

VOTED: That in connection with Petition No. Z-2903, brought by Pappas Dev. Co., William T. Viettar, 55 Water Street, Charlestown, in the Charlestown Urban Renewal Area, for a conditional use and a variance to erect a one story structure for truck repair, storage, garage and office in a waterfront (W-2) district, the Boston Redevelopment Authority recommends denial. Proposed truck repair and storage facility would be adjacent to and on the main exit route from the proposed Constitution National Park. It does not meet the requirements for conditional use: the site is inappropriate; the facility would have an adverse affect on the proposed historical park; additional heavy commercial trucking would create a serious hazard to visitors and vehicular traffic.



Z-2903
55 WATER ST.
(CHSN.)

US CONSTITUTION

POSSIBLE CONVEYOR BELT

CHAMBER ST

JOHN F. FITZGERALD EXPRESSWAY

ST. JAMES JENNIFER ST

JOHN HARVARD MALL

HARVARD

STREET

CHESTNUT

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CHAMBER ST

ADAMS ST

WINTHROP SQUARE

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Board of Appeal Referrals 9/6/73

Hearing Date: 9/11/73

Petition No. Z-2904
Trident Realty Trust
J. Timothy Anderson, Trustee
63 Atlantic Avenue, Boston

Petitioner seeks a forbidden use and a variance for a change of occupancy from 32 apartments, garage and offices to 43 apartments, garage and offices in a light manufacturing (M-2) district. The proposal violates the code as follows:

Req'd

Proposed

Section 8-7. A dwelling converted for more families is forbidden in an M-2 district.

Section 23-1. Off street parking is insufficient. 38 spaces 34 spaces

The property, located on Atlantic Avenue near the intersection of Commercial Street in the Waterfront Urban Renewal Area, contains an eleven story masonry structure. This structure, former "Prince" building, was initially rehabilitated in agreement with the Authority. It is now proposed to convert some existing office space into eleven additional residential units. Primary concern of the staff would be the effect on exterior appearance, interior use (corridors, lobbies, etc.) and provision of adequate off-street parking. Following conditions are recommended: that evidence of adequate provision of off-street parking facilities be submitted; that plans be submitted to the Authority for design review.

Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2904, brought by Trident Realty Trust, J. Timothy Anderson, Trustee, 63 Atlantic Avenue in the Waterfront Urban Renewal Area, for a forbidden use and a variance for a change of occupancy from 32 apartments, garage and offices to 43 apartments, garage and offices in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that evidence of adequate provision of off-street parking facilities is submitted; that plans are submitted to the Authority for design review approval. This structure, former "Prince" building, was initially rehabilitated in agreement with the Authority.



Z-2904
ATLANTIC AVE.
(B.P.)

Board of Appeal Referrals 9/6/73

Hearing Date: 9/25/73

Petition No. Z-2905
Brighton Cooperative Bank
414 Washington Street, Brighton

Petitioner seeks a forbidden use to combine lots for the parking of 26 cars in residential (R-.5) and local business (L-.5) districts. The proposal violates the code as follows:

Section 8-7. A bank with accessory parking is forbidden in an R-.5 district.

The property, located on Washington Street near the intersection of Dighton Street, contains a bank. Essentially, the existing parking area would be enlarged. It is recommended that existing trees and other plantings be preserved at left side and rear. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2905, brought by Brighton Cooperative Bank, 414 Washington Street, Brighton, for a forbidden use to combine lots for the parking of 26 cars in residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval provided existing trees and other plantings are preserved at left side and rear.

WATER TOWER

PI AYGP011ND

Board of Appeal Referrals 9/6/73

Hearing Date: 9/25/73

Petition No. Z-2920
Patrick O'Brien
15 Hardwick Street
Brighton

Petitioner seeks a forbidden use and a variance for a change of occupancy from a two family dwelling to a three family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families is forbidden in an S-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	-4000 sf/du	1200 sf/du

The property, located on Hardwick Street near the intersection of Bigelow Street, contains a two-story frame structure. Additional apartment would be located in the basement. Proposal would be inimical to this predominant low density single family neighborhood and would set a harmful precedent. Conversion cannot be justified by variance from the code. Recommend denial.

VOTED: That in connection with Petition No. Z-2920, brought by Patrick O'Brien, 15 Hardwick Street, Brighton, for a forbidden use and a variance for a change of occupancy from a two-family dwelling to a three-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Additional apartment would be located in basement. Proposal would be inimical to this predominant low density single family neighborhood and would set a harmful precedent. Conversion cannot be justified by variance from the code.

Z-2920
15 HARDWICK ST.
(BRI.)



Board of Appeal Referrals 9/6/73

Hearing Date: 9/25/73

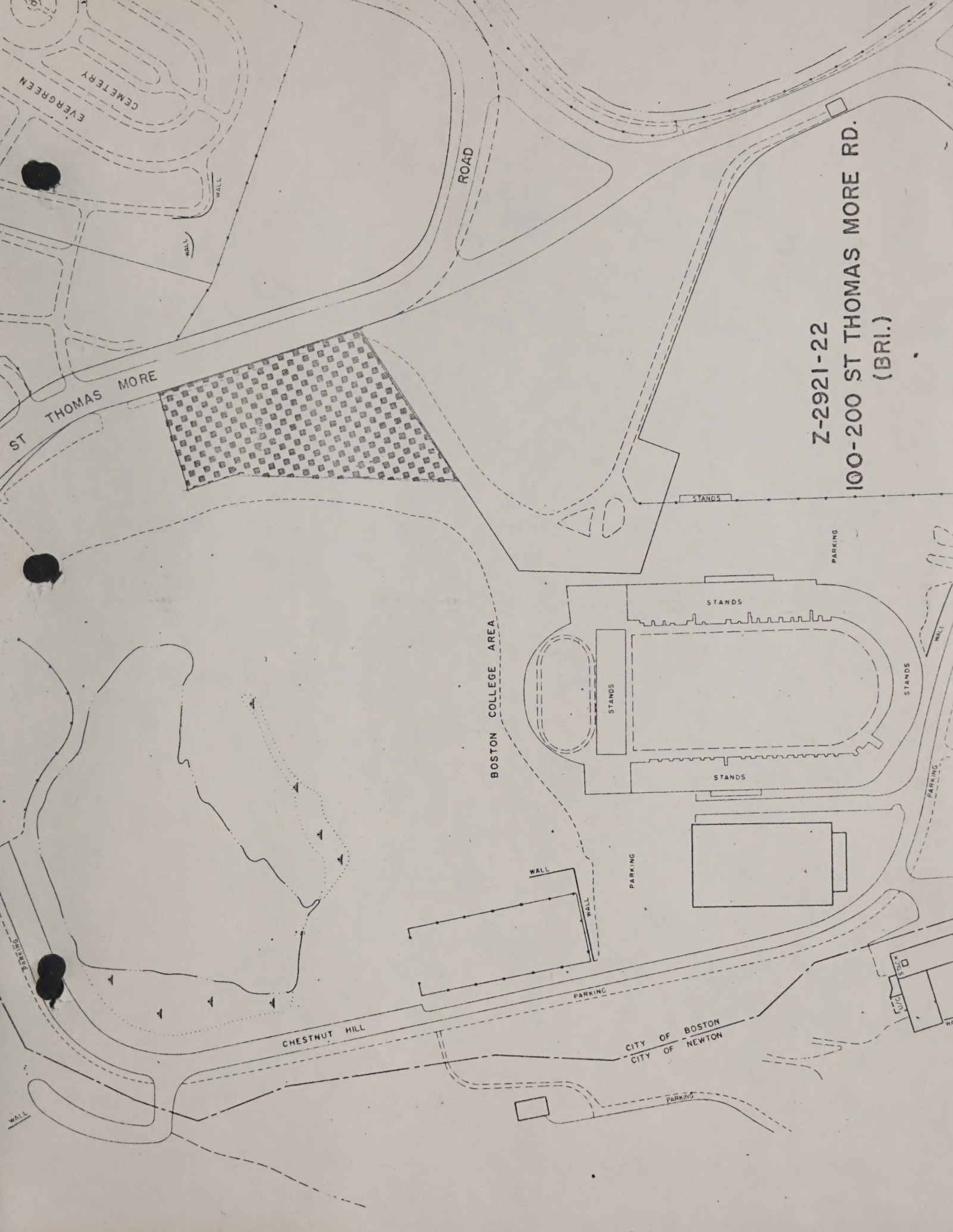
Petitions Nos. Z-2921-2922
Trustees of Boston College
100 & 200 St. Thomas More Road
Brighton

Petitioner seeks a conditional use and four variances to subdivide land and erect a nine story 200 unit dormitory structure in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dormitory accessory to a university is conditional in an R-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	3000 sf/du	171 sf/du
Section 15-1. Floor area ratio is excessive..	0.5	2.0
Section 16-1. Height of building is excessive.	2 stories 35 ft.	9 stories 85 ft.
Section 23-3. Off-street parking is insufficient.	200 spaces	124 spaces

The property, located on St. Thomas More Road near the intersection of Commonwealth Avenue on the Boston College campus, would contain 2.6 acres of land after subdivision. This much needed student housing would accommodate approximately 800 students. Off-street parking facilities exist throughout the campus. Recommend approval with design review proviso.

VOTED: That in connection with Petitions Nos. Z-2921-2922, brought by Trustees of Boston College, 100 & 200 St. Thomas More Road, Brighton, for a conditional use and four variances to subdivide land and erect a nine story 200 unit dormitory structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Off-street parking facilities exist throughout the campus.



Z-2921-22
100-200 ST THOMAS MORE RD.
(BRI.)

EVERGREEN CEMETERY

ST THOMAS MORE

ROAD

BOSTON COLLEGE AREA

CHESTNUT HILL

CITY OF BOSTON
CITY OF NEWTON

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